

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	316 W. Glendale Ave.	Date:	November 4, 2015
Perm. Parcel No:	812-24-029	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Lewis Rawson	Maximum Occupancy:	6 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage and beside sheds.

GARAGE:

1. Remove moss on roof on garage and sheds.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry brick steps must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All exterior receptacles must be GFCI protected and weather-proof.
4. Trim all trees, bushes and/or shrubbery on the property, especially around house, garage and sheds.

GENERAL GARAGE ITEMS:

1. All electrical outlets in walls must be GFCI protected (except freezers).
2. Electrical wiring in walls must be in conduit.
3. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**1PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
316 W. Glendale Ave.
Lewis Rawson
November 4, 2015

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace the entire drive apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. **NOTE:** If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Replace 6 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Replace 5 squares of rear and side service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

NOTE: New panel just installed – PERMIT REQUIRED

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. All taps and splices must be enclosed in work box with correct cover.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
4. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all electric outlets.
5. Replace all broken electrical outlets.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
2. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve. Replace the gas valve at the hot water tank and to stove and dryer.
3. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
4. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

NOTE: New furnace – PERMIT REQUIRED

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

1ST FLOOR BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

Certificate of Inspection
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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)